



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
JUNE 14, 2007**

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive Suite 140, Dewitt Center, located at the corner of Bell & Richardson Drive, Auburn CA 95603

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 AM FLAG SALUTE

ROLL CALL: Jim Forman (Chairman), Larry Sevison (Vice Chairman), Ken Denio (Secretary), Gerry Brentnall, Michelle Burris, Bill Santucci, Mike Stafford

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 AM TENTATIVE SUBDIVISION MAP WOODBIDGE ESTATES PHASE III (PSUB T20060705) MITIGATED NEGATIVE DECLARATION

Consider a request from Area West Engineers, Inc., on behalf of Old Auburn 2005, L.P., for the approval of a Tentative Subdivision Map to create six separate 40,000 square foot minimum single-family lots with a private road and a gated entry-exit. The Planning Commission will consider adoption of a Mitigated Negative Declaration for the project.

Project Location: the north side of Old Auburn Road, near Sierra College Blvd., Granite Bay

APN: 468-040-012 and 468-040-016
Total Acreage: 8 acres
Zoning: RS-AG-B-40 (Residential Single-Family, Agricultural, Building Site 40,000 square feet)
Community Plan Area: Granite Bay
MAC Area: Granite Bay
Applicant: Richard Rozumowicz, Area West Engineers Inc., 7478 Sandalwood Drive, Suite 400, Citrus Heights, CA 95621 (916)725-5551
Owner: Old Auburn 2005 LP, PO Box 1327, Fair Oaks, CA 95628 (916)870-4640
Planning Department - Roy Schaefer (530) 745-3061
Engineering & Surveying Department – Rebecca Taber (530) 745-7500
Environmental Health – Grant Miller (530) 745-2300

2) 10:20 AM

GRANITE BAY COMMUNITY PLAN AMENDMENT/CONDITIONAL USE PERMIT MODIFICATION- RESIDENCES @ GRANITE BAY GOLF CLUB (SUB-309/CUP-1667) AND CONDITIONAL USE PERMIT/VESTING TENTATIVE MAP- RESIDENCES @ GRANITE BAY GOLF CLUB, PHASE II (PSUB T20050394)

MITIGATED NEGATIVE DECLARATION

Consider a request from GW Consulting Engineers, on behalf of Douglas Group Inc., to amend the Granite Bay Community Plan and designate APN 465-140-004 as a "Density Receptor Parcel" to allow the transfer of 3 residential units from APN 048-083-023 to APN 465-140-004. The proposal includes a modification to an existing Conditional Use Permit (CUP-1677) to allow the subdivision of "Parcel A" and a new Conditional Use Permit/Vesting Tentative Map to create four residential lots and two common area lots for a private road and open space. APN #465-140-004 is located at the northwest corner of East Roseville Parkway and Barton Road, Granite Bay, and is currently zoned RS-AG-B-40 PD 1.1 (Residential Single Family, Agricultural, Building Site 40,000 square feet, Planned Development). The "Density Transfer Parcel" (APN 048-083-023) is located on the south side of Douglas Boulevard, approximately 0.2 mile west of Barton Road, Granite Bay, and is currently zoned RA-B-100 (Residential Agricultural, Building Site 100,000 square feet). The Planning Commission will consider adoption of a Mitigated Negative Declaration for the project.

Project Location: Northwest intersection of East Roseville Parkway and Barton Road, Granite Bay

APN: 465-140-004

Total Acreage: 3.96 acres

Zoning: RS-AG B-100, PD1.1

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, CA 95621 (916) 723-0210

Owner: Douglas Group, Inc., 300 Stone Canyon Rd., Los Angeles, CA 90077 (310) 476-8181

Planning Department - EJ Ivaldi (530)745-3147

Engineering & Surveying Department - Janelle Fortner (530) 745-7500

Environmental Health - Grant Miller (530) 745-2300